

DATE | November 28, 2025 |  
 AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING |  
**SUBJECT** | **DEVELOPMENT PERMIT APPLICATION NO. DP1366 –**  
**5300 TANYA DRIVE**



**Proposal:**

An 80-unit multi-family residential townhouse development

**Zoning:**

R10 – Steep Slope Residential with site-specific density

**City Plan Land Use Designation:**

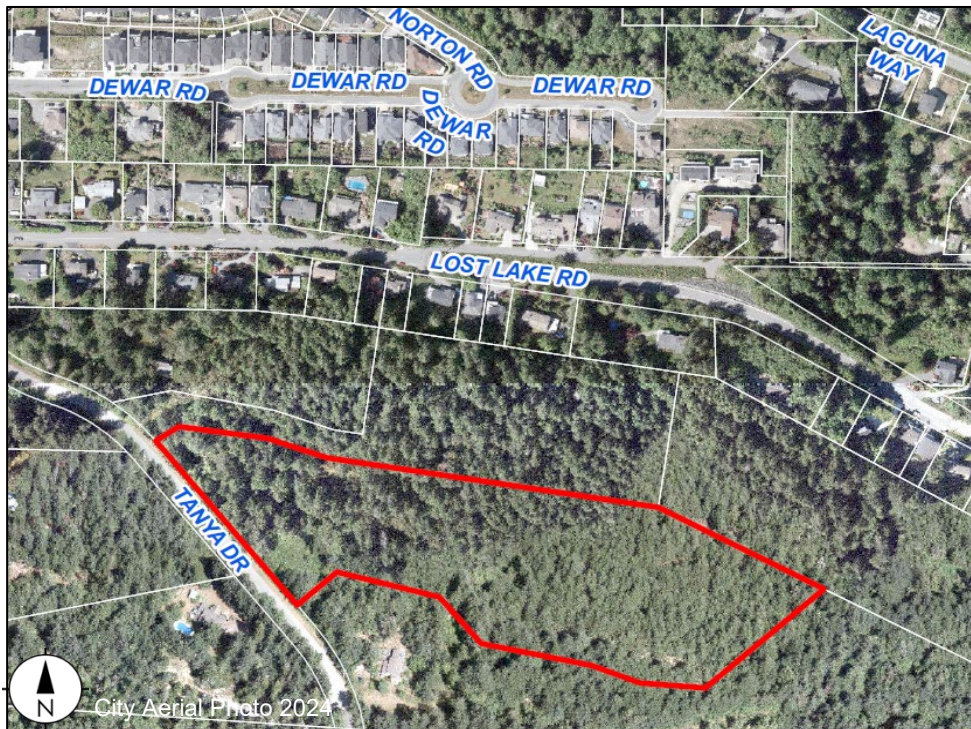
Suburban Neighbourhood

**Development Permit Area:**

- DPA1 – Environmentally Sensitive Areas
- DPA6 – Steep Slope
- DPA8 – Form & Character

**Lot Area:**

- 4.01ha (*current*)
- 3.36ha (*post road dedication*)



**OVERVIEW**

**Purpose of Report**

To present for delegated approval, a development permit application for a multi-family residential development at 5300 Tanya Drive.

**Recommendation**

That Development Permit No. DP1366 be issued for a multi-family residential development at 5300 Tanya Drive.

**BACKGROUND**

A development permit application, DP1366, was received from District Developments Corp., on behalf of Lost Lake (1) Nominee Ltd., for a multi-family residential development in townhouse form at 5300 Tanya Drive. The subject property was rezoned in 2024 (RA487) from Semi-Rural Residential (AR2) to the Steep Slope Residential (R10) zone with a site-specific density of 24 units per hectare.

**Subject Property & Site Context**

The subject property is located in North Nanaimo on Tanya Drive, a no-exit street on the south side of Lost Lake Road. There are no improvements on the lot which is heavily vegetated and varying in topography. Elevations above sea level vary from 185m in the eastern portion of the site to 205m along the north property line. There are two protected wetlands on the property, in addition to two isolated ponds. No encroachment into the protected wetland setbacks is proposed, therefore no DP under DPA1 is required. A significant ridgeline identified in DPA6 borders the north property line.

The surrounding neighbourhood consists primarily of large single family lots and undeveloped lots. Properties to the west, south, and east are zoned AR2 and are located within a “Special Servicing Area” as identified in City Plan. Special Servicing Area considerations for the subject property were addressed at the time of rezoning. The property to the north at 5320 Tanya Drive is zoned R10 and had a previous development permit for 37 townhouse units approved in 2022 (DP1186) but has not yet been developed.

**DISCUSSION**

**Proposed Development**

The applicant proposes a multi-family residential development consisting of 20 buildings in townhouse form and a combined total of 80 rental dwelling units. The proposed unit composition is as follows:

<i>Unit Type</i>	<i>Number of Units</i>	<i>Approximate Unit Floor Area</i>
One-Bedroom	32	53m <sup>2</sup> – 55m <sup>2</sup>
Two-Bedroom	40	79m <sup>2</sup>
Three-Bedroom	8	94m <sup>2</sup>

The proposed gross floor area is 6,320m<sup>2</sup> and the total Floor Area Ratio (FAR) is 0.19, less than the maximum permitted FAR of 0.55 in the R10 zone. The proposed number of units (80) is equal to 23.8 units per hectare inclusive of watercourse leave strips, as permitted by the site-specific zoning.

### *Site Design*

As a condition of rezoning, a new public road will be dedicated along the north property line (“Road A” on the site plan) and all site access will be from the new road. Fill will be utilized to support the slope below the new public road. The development will be clustered into two areas with 6 buildings oriented along a no-exit private driveway in the west part of the site (“Road B”) and 14 buildings oriented along a looping private driveway (“Road C”) in the east part. The two areas will be separated by an existing protected wetland, and a second wetland is located in the southwest corner of the site. Portions of the site will be reprofiled with rock cuts and retaining walls no greater in height than 3m (see Attachment I). Disturbance of sensitive natural features will be avoided in accordance with the Steep Slope Design Guidelines.

Vehicle parking will be provided on-site as surface parking adjacent to the private drive aisles. A total of 134 parking spaces are proposed which meets the City’s parking requirements. Long-term bicycle parking will be provided in three storage buildings (one in the west area, and two in the east area) and short-term bicycle parking will be provided adjacent to the private driveways.

To support the proposed site design, Statutory Rights-of-Way (SRW) are required for the following:

- Public access to a proposed outdoor amenity space adjacent to the public road;
- Frontage works along the south side of the public road to accommodate a modified local road standard (unless dedication is acquired from 5320 Tanya Drive to the north); and
- Stormwater runoff for the portion of the subject property east of the drainage divide (see Attachment H).

### *Building Design*

All buildings are designed as fourplexes with two upper level units and two lower level units. Where the grade allows, some buildings will be built into the slope so that upper level units have entries directly at ground level (Building Types B, C, E, and F). The building designs are residential in nature with pitched roofs, generous glazing, and balconies. Building materials consist of different shades of fibre cement shingle and horizontal siding in natural hues per guidelines that complement the site’s natural setting.

### *Landscape Design*

As a greenfield site, existing native vegetation and mature trees will be retained outside of the development and fill slope areas. Wildflower seed mix is proposed for the fill slopes. Pocket landscape areas are proposed throughout the site including a mix of deciduous and coniferous trees. Small shrubs including yew are proposed along the edges of the buildings, and a naturalized transition from small sod lawn to existing vegetation will consist of indigenous species. An amenity space with seating is proposed on the high point of the site, to be accessed from the future public road.

## Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2025-FEB-27, accepted DP1366 as presented with the condition that the applicant return with a revised landscape plan and provided the following recommendations:

1. Consider ways to connect the development to the Tanya Drive Linley Valley trailhead;
2. Consider material changes on buildings A, C, and D to help reduce the mass of the building;
3. Consider larger windows on buildings D, E and F;
4. Try to retain the arbutus grove on the northwest corner of the property;
5. Consider adding more natural wood features to the buildings to reflect the forest site;
6. Consider matching the colour of the hardie shingles on the building peaks to the colour of the roof material;
7. Consider ways to make the transition between the lawn and the forest appear more natural by curving the lawn edge and adding transitional plantings;
8. Consider adding native species along the forest edge;
9. Consider removing the Norway maples from the plant palette;
10. Consider the overall planting palette and focus more on native plants;
11. Consider using permeable pavers on the parking area and drive aisle;
12. Consider adding the boulders in more natural arrangements and not in the lawn areas;
13. Consider adding a pedestrian network through the site and to the street;
14. Consider adding secure weather protected bike parking;
15. Consider a different location for the amenity space;
16. Consider adding front porches on some of the units;
17. Consider using stone or natural materials for the retaining walls to match the natural landscape;
18. Consider adding more variety to the buildings' colour palette;
19. Consider adding a separation between the property and the protected wetland;
20. Consider adding storage for the units;
21. Consider adding traffic calming on the new street; and
22. Consider adding a garbage disposal location to the site plan.

In response to the DAP recommendations, the applicant submitted revised plans including the following key design revisions:

- Introducing more native landscape species and minimizing the lawn area (DAP recommendations 7, 8, 9, 10, 12, 19);
- Adding pedestrian walkways to connect all buildings (DAP recommendation 13);
- Adding weather-protected bicycle parking (DAP recommendations 14, 20);
- Adding waste collection enclosures (DAP recommendation 22); and
- Alternating the building material colour palette (DAP recommendations 2, 3, 5, 6, 18)

The applicant subsequently returned to DAP on 2025-MAY-08 where the Panel accepted the revised landscape plan. Some of the other DAP recommendations the applicant reviewed but were not able to address, for example: connecting directly to Linley Valley Park was not possible because of the private property at 5280 Tanya Drive to the south (DAP recommendation 1); retaining the arbutus grove was not possible with the City-approved road alignment (DAP recommendation 4); and relocating the amenity space was not practical given the site layout (DAP recommendation 15).

No variances are requested and the proposed development is in substantial compliance with the applicable development permit guidelines by presenting a residential form and character on a steep slope lot. |

### **SUMMARY POINTS**

- Development Permit application No. DP1366 is for a multi-family residential development in townhouse form at 5300 Tanya Drive.
- No variances are requested and the proposed development is in substantial compliance with the applicable development permit guidelines by presenting a residential form and character on a steep slope lot.

### **ATTACHMENTS**

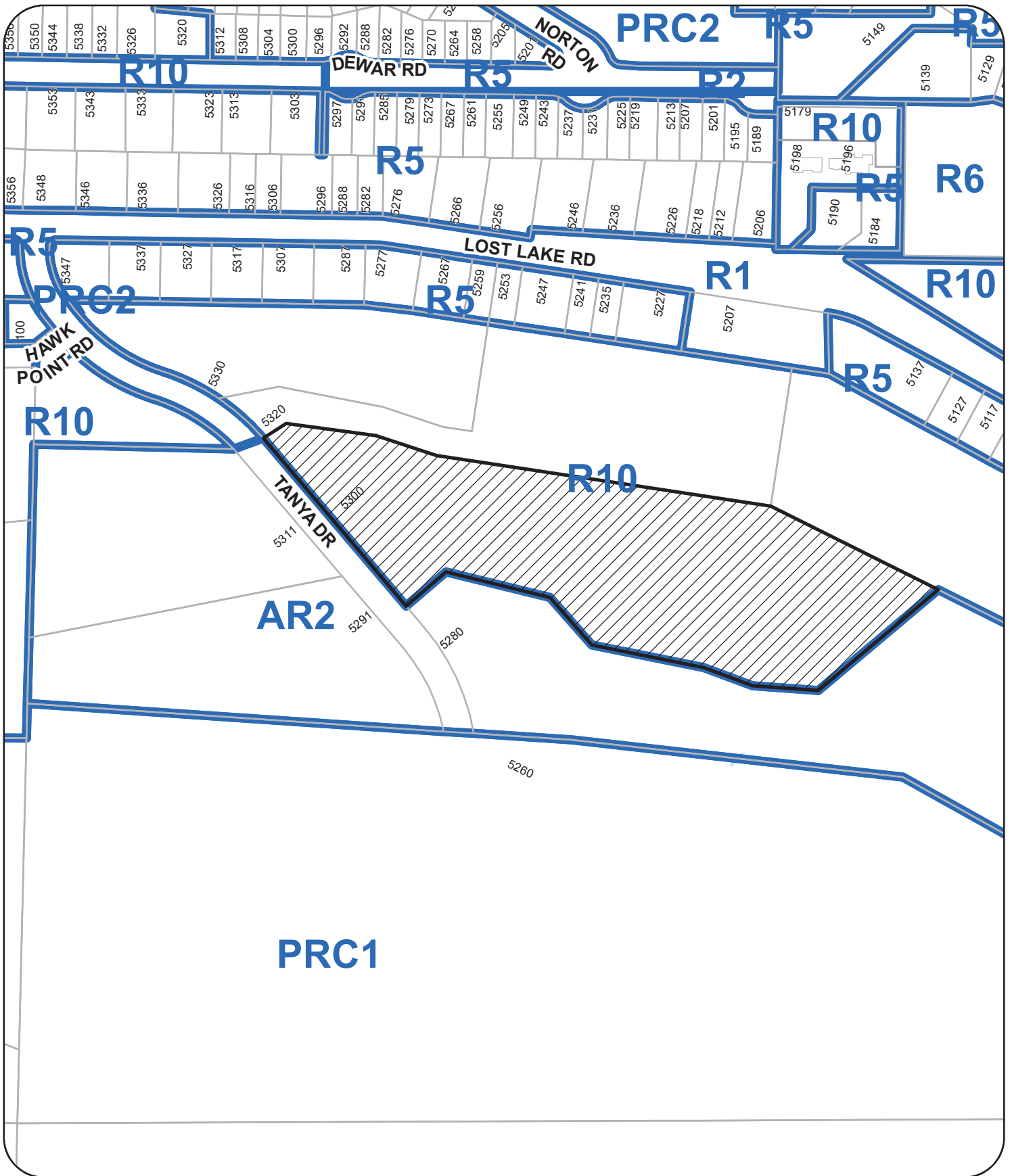
- ATTACHMENT A: Permit Conditions
- ATTACHMENT B: Subject Property Map
- ATTACHMENT C: Site Plan
- ATTACHMENT D: Building Elevations and Details
- ATTACHMENT E: Building Renderings
- ATTACHMENT F: Landscape Plans and Details
- ATTACHMENT G: Bicycle Storage Details
- ATTACHMENT H: Stormwater Management Plan
- ATTACHMENT I: Site Sections |

# ATTACHMENT A PERMIT CONDITIONS

## CONDITIONS OF PERMIT

1. The subject property shall be developed in substantial compliance with the Site Plan prepared by Sylvain Giroux Designs, dated 2025-SEP-18, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details prepared by Sylvain Giroux Designs, dated 2025-SEP-23, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plans and Details prepared by PMG Landscape Architects, dated 2025-SEP-18, as shown on Attachment F, and prior to building permit issuance the following shall be submitted:
  - an itemized landscape cost estimate prepared by a qualified landscape professional; and
  - a landscape security deposit equal to 100%, up to a maximum of \$100,000, of the landscape cost estimate.
2. The subject property shall be developed in substantial compliance with the Bicycle Storage Details prepared by Sylvain Giroux Designs, dated 2025-SEP-18, as shown on Attachment G.
3. The subject property shall be developed generally in accordance with the Site Sections prepared by Newcastle Engineering Ltd., received 2025-JUL-14, as shown in Attachment I.
4. Registration of a Statutory Right-of-Way to allow public access to the outdoor amenity space adjacent to the future public road, at the time of dedication of the adjacent roadway, as shown on Attachment F.
5. Registration of a Statutory Right-of-Way with an approximate width of 2.4m along the south side of the new public road at the time of dedication of the adjacent roadway to accommodate the half-road standard, unless required dedication from the property to the north (5320 Tanya Drive) has occurred, as shown on Attachment C.
6. Registration of a private easement for stormwater runoff from the subject property and a Statutory Right-of-Way for stormwater runoff from the public road across the property to the south (5280 Tanya Drive), prior to issuance of any building permit or design stage acceptance on the east side of the drainage divide identified on the Stormwater Management Plan prepared by Newcastle Engineering Ltd., dated 2025-NOV-14, as shown on Attachment H.
7. Permanent fencing to be installed along the wetland leave strip boundaries prior to building permit issuance, to ensure that no construction or staging occurs within the protected areas.

# ATTACHMENT B SUBJECT PROPERTY MAP

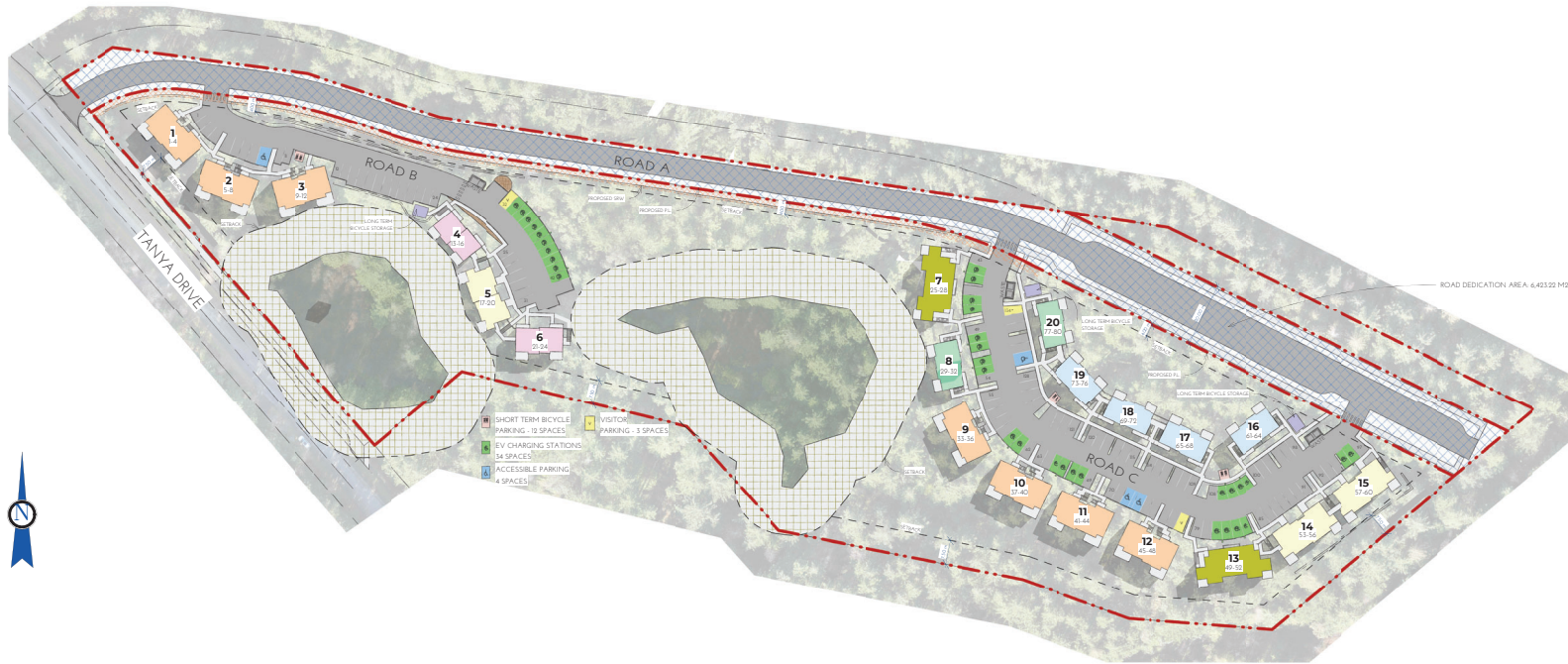


 5300 TANYA DRIVE

# ATTACHMENT C SITE PLAN

## LOST LAKE HILLS SITE PLAN - SEPTEMBER 18, 2025

<span style="display:inline-block; width:15px; height:10px; background-color:#90EE90;"></span> TYPE A - CRAWLSPACE	- 1 BEDROOM -	BUILDINGS: 8 & 20
<span style="display:inline-block; width:15px; height:10px; background-color:#FFB6C1;"></span> TYPE B - WALK DOWN	- 1 BEDROOM -	BUILDINGS: 4 & 6
<span style="display:inline-block; width:15px; height:10px; background-color:#ADD8E6;"></span> TYPE C - WALK UP	- 1 BEDROOM -	BUILDINGS: 16, 17, 18, & 19
<span style="display:inline-block; width:15px; height:10px; background-color:#FFDAB9;"></span> TYPE D - CRAWLSPACE	- 2 BEDROOM -	BUILDINGS: 1, 2, 3, 9, 10, 11, & 12
<span style="display:inline-block; width:15px; height:10px; background-color:#FFFFE0;"></span> TYPE E - WALK DOWN	- 2 BEDROOM -	BUILDINGS: 5, 14, & 15
<span style="display:inline-block; width:15px; height:10px; background-color:#9ACD32;"></span> TYPE F - WALK DOWN	- 3 BEDROOM -	BUILDINGS: 7 & 13



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**2025-SEP-24**  
Current Planning

DESCRIPTION	DATE
ISSUED FOR DEVELOPMENT PERMIT	24.10.08
Revision 1	25.02.06
Revision 2	25.06.17
Revision 3	25.06.18
Revision 4	25.09.18

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PROJECT  
**LOST LAKE HILLS**  
5300 TANYA DRIVE  
NANAIMO, BC

DISTRICT DEVELOPMENT CORP

**SITE PLAN**

PROJECT NUMBER: 23-000801  
PLOT DATE: 2025-09-18 10:15:55 AM  
DRAWN BY: SG

**A-1.0**  
SCALE: As indicated

1 MASTER PLAN  
1" = 60'-0"



















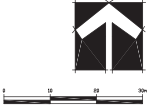








# ATTACHMENT F LANDSCAPE PLANS AND DETAILS



**MATERIAL LEGEND**

	CAST IN PLACE CONCRETE
	2" DIA. GRAVEL DRAIN ROCK
	SOD LAWN

**TREE SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
18		ACER GRISELUM	PAPERBARK MAPLE	6CM CAL: 1.8M STD; BAB: CLIMATE RESILIENT
2		ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	6CM CAL: 2M STD; BAB: CLIMATE RESILIENT
28		ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	6CM CAL: 2M STD; BAB: CLIMATE RESILIENT
17		ACER SACCHARINUM	SILVER MAPLE	6CM CAL: 2M STD; BAB: CLIMATE RESILIENT
14		CORNUS EDDIE'S 'WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	6CM CAL: STD FORM; BAB
9		FRAXINUS AMERICANA 'PURPLE APRILSUE'	PURPLE ASH	7CM CAL: 1.8M STD; BAB
37		GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	
18		PICEA OMOYKICA	SIBERIAN SPRUCE	2.5M HT; BAB: CLIMATE RESILIENT
11		PICEA SITCHENSIS	SITKA SPRUCE	2.5M HT; BAB
23		PINUS CONTORTA VAR. 'CONTORTA'	SHORE PINE	2.5M HT; BAB; B LIST
7		PINUS NIGRA	AUSTRIAN BLACK PINE	2.5M HT; 3M HT; BAB
20		PSUEDOTSUGA MENZIESII	DOUGLAS FIR	2.5M HT; BAB; CLIMATE RESILIENT

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER OMA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \*\* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



CLIENT: \_\_\_\_\_  
PROJECT: **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**  
**5300 TANYA DRIVE NANAIMO**

SCALE: \_\_\_\_\_  
DRAWING TITLE: **LANDSCAPE PLAN**

DATE: 24 AUG. 12  
SCALE: 1:500  
DRAWN: DD  
DESIGN: JR  
CHKD: BA

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NO.	DATE	REVISION DESCRIPTION	DR.
7	25.09.18	FILE TRUCK TURNING RADIUS ADDED	MM
6	25.09.18	NEW SITE PLAN - DP	MM
5	25.09.18	AMENITY AREA ADDED ALONG STREET	MM
4	25.09.18	NEW SITE PLAN - ADP RESUBMISSION	MM
3	25.09.18	CLIENT COMMENTS	MM
2	25.09.18	REV. PER CITY COMMENTS	BA
1	24.08.12	NEW SITE PLAN / CLIENT COMMENTS	JR

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PLANT SCHEDULE				
KEY	CITY	BOTANICAL NAME	COMMON NAME	
SHRUBS	10	BUXUS MICROPHYLLA 'WINTER GREEN'	LITTLE-LEAF BOX	
	10	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	
	116	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	
	38	LEUCOTHOE FONTANESIANA 'NANA'	LEUCOTHOE DWARF	
	397	MAHONIA AQUIFOLIUM	OREGON GRAPE	
	100	POTENTILLA FRUTICOSA 'GOLDFINGER'	SHRUBBY CINQUEFOIL, GOLD	
	92	POTENTILLA FRUTICOSA 'RED ACE'	SHRUBBY CINQUEFOIL, RED	
	78	RIBES AROMATICA	FRAGRANT RUBUS	
	8	RIBES SANGUINEUM	RED FLOWERING CURRANT	
	120	SAMBUCUS RACEMOSA	RED ELDERBERRY	
	30	SARCOCODON HOEKERANA VAR. HUMILIS	HIMALAYAN SWEET BOX	
	152	SYMPHORICARPOS ALBUS	SNOWBERRY	
	178	TAXUS MEDIA 'WELF'	HILL'S YEW	
	4	YUENENIA THUS 'SPRING BOUQUET'	DWARF YUENENIA	
	GRASSES	440	CAREX OSHIMENISIS 'EVERGOLD'	SILVER VARIEGATED SEDGE
		77	MISCANTHUS SINENSIS	JAPANESE SILVER GRASS
		113	PENNISETUM ALOPECUROIDES 'HAEMELIN'	DWARF FOUNTAIN GRASS
PERENNIAL	45	ASARUM CALDATUM	WILD GINGER	
	40	DICENTRA SPECTABILIS	BLEEDING HEART	
	139	LAVENDULA ANGSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER, COMPACT, VIOLET-BLUE	
	137	ARCTOSTAPHYLOS UVA-URSI	KINNOCKINCK	
	197	DRYOPTERIS CHARNOVA	CHAMBRACK'S WOOD FERN	
	572	GAULThERIA SHALLOX	SALAL	
	105	MAHONIA NERVOZA	LONGLEAF MANONIA	
	199	MATTEUCCIA STRUTHOPTERIS	OSTRICH FERN	
	44	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	
	175	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	

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PROJECT: \_\_\_\_\_  
**MULTI-FAMILY RESIDENTIAL DEVELOPMENT**  
 5300 TANYA DRIVE  
 NANAIMO

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**DP1366**  
**2025-SEP-24**  
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DRAWING TITLE: **SHRUB PLAN**  
 DATE: 24 AUG 12  
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 DESIGN: JR  
 CHKD: BA  
 DRAWING NUMBER: **L2**  
 PMG PROJECT NUMBER: 24-134-9-2/P  
 OF 6  
 24-134

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NO.	DATE	REVISION DESCRIPTION	DR.
7	25 SEPT 18	FREE TRUCK TURNING RADIUS ADDED	MM
6	25 JUN 20	NEW SITE PLAN - DP	MM
5	25 MAR 22	AMENITY AREA ADDED ALONG STREET	MM
4	25 MAR 23	NEW SITE PLAN - ADP REVISIONS	MM
3	23 FEB 24	CLIENT COMMENTS	MM
2	25 FEB 06	REV. PER CITY COMMENTS	BA
1	24 OCT 15	NEW SITE PLAN / CLIENT COMMENTS	JR





24134-9.ZIP

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ARCHITECTS  
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p: 604 294-0011 ; f: 604 294-0022

CLIENT:

**DISTRICT**  
GROUP

PROJECT:

**MULTI-FAMILY RESIDENTIAL  
DEVELOPMENT**  
**5300 TANYA DRIVE  
NANAIMO**

SEAL:

DRAWING TITLE:

**SHRUB  
PLAN**

DATE: 24 AUG 12

SCALE: 1:250

DRAWN: DD

DESIGN: JR

CHKD: BA

DRAWING NUMBER:

**L4**

OF 6

PMG PROJECT NUMBER:

24-134

NO.	DATE	REVISION DESCRIPTION	DR.
7	25 SEPT 18	FILE TRUCK TURNING RADIUS ADDED	MM
6	25 JUN 26	NEW SITE PLAN - DP	MM
5	25 MAR 32	AMENITY AREA ADDED ALONG STREET	MM
4	25 MAR 25	NEW SITE PLAN - ADP RE-SUBMISSION	MM
3	25 FEB 26	CLIENT COMMENTS	MM
2	25 FEB 06	REV. PER CITY COMMENTS	BA
1	24 OCT 15	NEW SITE PLAN / CLIENT COMMENTS	JR

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PROPOSED PLANT SELECTION

GRASSPAVE.jpg

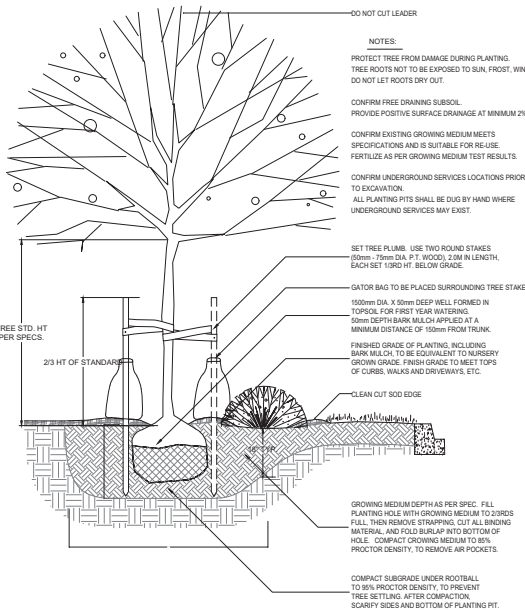
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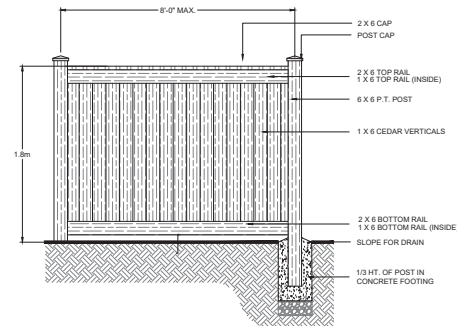
SITE FURNITURE



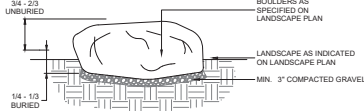
NATIVE FOREST & WETLAND IMAGES



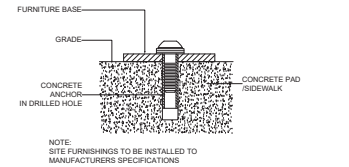
1 TREE AND SHRUB PLANTING AT GRADE  
1:25



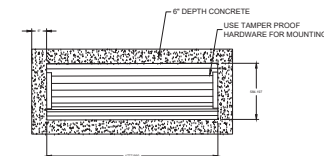
2 6' HT. WOOD FENCE  
1:25



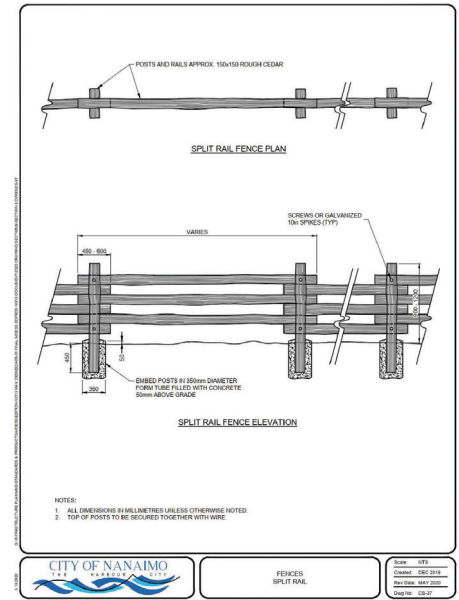
3 BOULDER PLACEMENT  
1:25



4 SITE FURNITURE MOUNTING  
N.T.S.



5 BENCH ON CONCRETE PAD  
1/2" = 1'-0"



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Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 ; f: 604 294-0022

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CLIENT:

**DISTRICT**  
G R O U P

NO.	DATE	REVISION DESCRIPTION	DR.
7	25.09.18	PER TRUCK TURNING BANDING ADDED	MM
6	25.09.18	NEW SITE PLAN - DP	MM
5	25.03.18	AMENITY AREA ADDED ALONG STREET	MM
4	25.03.18	NEW SITE PLAN - ADP REVISIONS	MM
3	25.03.18	CLIENT COMMENTS	MM
2	25.03.18	REV. PER CITY COMMENTS	BA
1	24.01.15	NEW SITE PLAN / CLIENT COMMENTS	JR

PROJECT:

**MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

5300 TANYA DRIVE  
NANAIMO

SEAL:

RECEIVED  
DP1366  
2025-SEP-24  
Current Planning

DRAWING TITLE:

LANDSCAPE  
DETAILS

DATE: 24 AUG.12  
SCALE: AS NOTED  
DRAWN: DD  
DESIGN: JR  
CHKD: BA

DRAWING NUMBER:

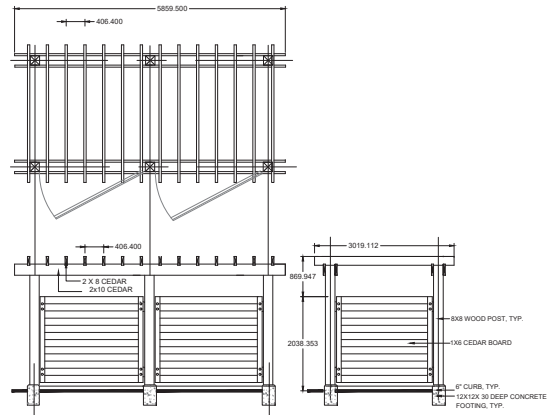
**L5**

PMG PROJECT NUMBER:

OF 6

24-134

24134-9.ZIP



**6** GARBAGE ENCLOSURE  
1:50

NO.	DATE	REVISION DESCRIPTION	DR.
7	25.09.18	PER TRUCK TURNING RADIUS ADDED	MM
6	25.09.20	NEW SITE PLAN - DP	MM
5	25.MAR.21	AMENITY AREA ADDED ALONG STREET	MM
4	25.MAR.21	NEW SITE PLAN - DP RESUBMISSION	MM
3	25.FEB.20	CLIENT COMMENTS	MM
2	25.FEB.06	REV. PER CITY COMMENTS	BA
1	24.OCT.15	NEW SITE PLAN / CLIENT COMMENTS	JR

PROJECT:  
**MULTI-FAMILY RESIDENTIAL DEVELOPMENT**  
**5300 TANYA DRIVE NANAIMO**

SEAL: DRAWING TITLE:

**RECEIVED**  
**DP1366**  
**2025-SEP-24**  
Current Planning

**LANDSCAPE DETAILS**

DATE: 24.AUG.12  
SCALE: AS NOTED  
DRAWN: DD  
DESIGN: JR  
CHKD: BA

DRAWING NUMBER:

**L6**

OF 6

PMG PROJECT NUMBER:

24-134

**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 ; f: 604 294-0022

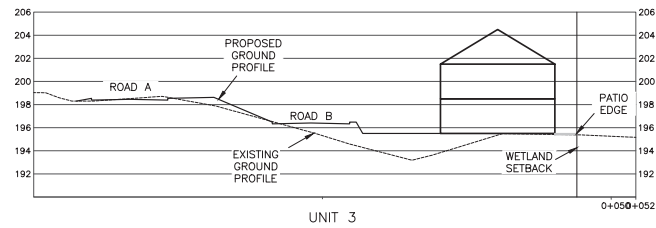
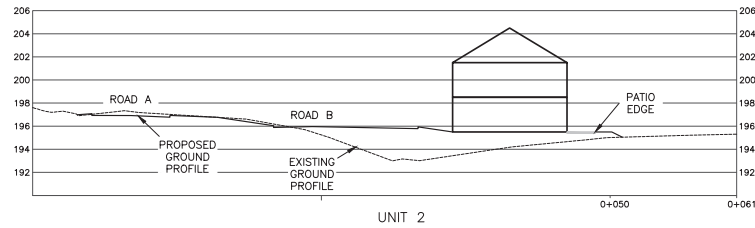
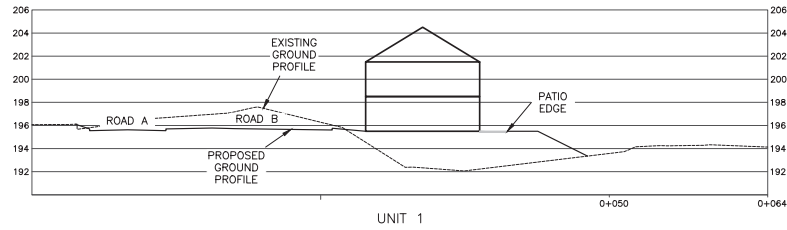
CLIENT:  
**DISTRICT**  
G R O U P

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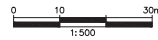




# ATTACHMENT I SITE SECTIONS



ISSUED FOR REVIEW

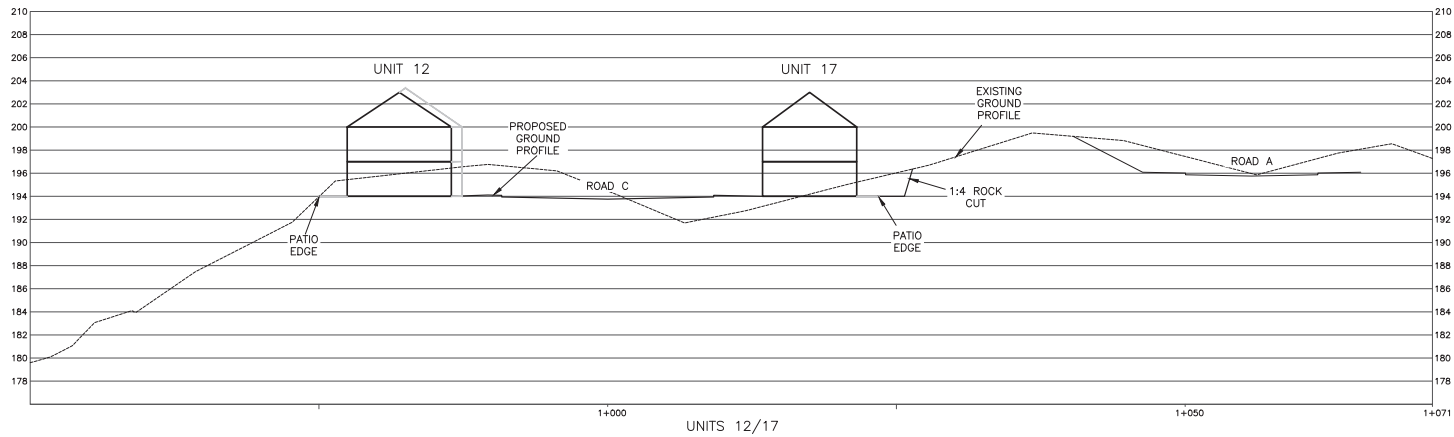
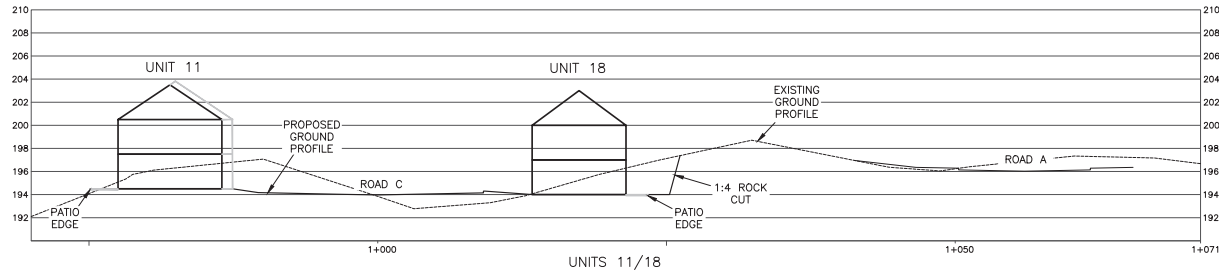


ENG01 / SUB00

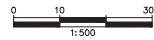
Rev. No.	DATE	BY	REVISION DESCRIPTION	ENG	LEGEND	SITE LEGAL DESCRIPTION	ENGINEER'S SEAL	DESIGN	BH	CLIENT NAME	DRAWING TITLE																																																
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Current Planning





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Rev. No.	DATE	BY	REVISION DESCRIPTION	ENG	LEGEND	SITE LEGAL DESCRIPTION	ENGINEER'S SEAL	DESIGN	BH	CLIENT NAME	DRAWING TITLE																																														
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